

**CB#1 FULL BOARD MEETING AGENDA updated 3/11/2026**  
**Tuesday, March 10, 2026 – 6:30 P.M.**  
**In Person – St. Mary’s Episcopal Church, 347 Davis Avenue**

**SESSION OPENING:** Pledge of Allegiance, Call to Order, Roll Call Attendance, Acceptance of Minutes, Public Session

**PUBLIC SESSION:** Agnes McBeth, Paul Matrecano, Keith Gerald, Anthony Scutari, Cathleen Kenny, Jermaine Williams, Nicole Brooks, & Joe Bottega

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Catherine Schiavone
- Third Vice-Chairman, Friday Ogbewele
- Secretary, Loretta Cauldwell
- Treasurer, Sunny Jain
- Chairman, Nicholas Siclari
- Parliamentarian, Catherine Schiavone
- Sergeant at Arms, John Guzzo
- District Manager, Joan Cusack

**FUNCTIONAL COMMITTEE REPORTS**

- Land Use, George Turner
- Waterfront, Joseph Ahlstrom
- Public Services, Sunny Jain
- Youth Services, Kathleen Coen & Mohan Radhakrishna
- Rules & Legislative Affairs, Anthony Cosentino & Katheleen Coen (Co-Chair)
- Budget & Finance, Anthony Cosentino
- Transportation – Catherine Schiavone
- Parks & Recreation, Anthony Cosentino

**AD HOC COMMITTEE**

- Labor, Robert Holst
- Cultural Affairs, Anthony Sgarlato
- Health and Human Services, Fran Reali

**AREA COMMITTEE REPORTS**

- New Brighton/St. George/Tompkinsville, Claudette Duff
- West Brighton, Randall Manor, Anthony Cosentino & Katheleen Coen (Co-Chair)
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Joe Ahlstrom
- Rosebank/Ft. Wadsworth/Shore Acres, John Guzzo
- Mariner’s Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner
- Stapleton/Clifton/Concord/Park Hill, Peter Lisi

Old Business / New Business / Adjournment

If you are unable to attend this meeting, please e-mail Loretta Cauldwell, [lkcauldwell@gmail.com](mailto:lkcauldwell@gmail.com) or Anakristina Santiago, [anasantiago@cb.nyc.gov](mailto:anasantiago@cb.nyc.gov). You can also call the Board Office prior to the meeting, 718-981-6900. Also, call our office or email if you want to speak in Public Session.

## **CB1 Land Use Public Hearing Minutes**

**Tuesday, March 3, 2026, 6:30PM**

**In Person, Board Office, 1 Edgewater Plaza, Room 217**

### **Members**

George Turner, AIA, Chair  
Nicholas Siclari, Chairman CB1  
Loretta Cauldwell  
Andre Ciprut  
Katheleen Coen, ex  
Anthony Cosentino, ex  
Christine DeHart, ab  
John Guzzo, ab  
Robert Holst  
Lillian Lagazzo, ex.  
Matthew Lesieur  
Peter Lisi  
Friday Ogbewele  
Fran Reali, Ab.  
Tatiana Sabatelli  
Anthony Sgarlato, ab

### **Office Staff**

Joan Cusack, District Manager  
Anakristina Santiago, Community Associate

### **Voting Non-Board Members**

Lisa I. Barbieri  
Lindy Peter Crescitelli  
Phil Farinacci, ab  
Charlies Olson, ab

### **Guests:**

Jaime CTV, Theresa Torres Skyline Point HOA, Jacob Shavzin EPPC, Yevgeniy Lvovskiy, Alexander (Z Architecture PLLC) and Michael Harwood

***Start Time: 6:30 PM***

### **Presentation**

#### **198-208 Richmond Terrace – Eric Palatnik, AIA**

Economic Development Opportunity Zone Fund 1, LLC is seeking zoning map and zoning text amendments to build a 14-story mixed-use building in St. George, Staten Island. The proposed development at 198-208 Richmond Terrace would contain 118 apartments and approximately 10,677 square feet of community facility space. The project requires a rezoning from R6 to R7-3 and inclusion in the Special St. George District and would be subject to the city's Mandatory Inclusionary Housing requirements, with a portion of the units (25%) set aside as affordable housing.

**MOTION:** To deny approval of overall design of the building is recommended due to insufficient parking provisions. It is advised that coordination occurs with EDC Parking to explore the possibility of utilizing parking spaces originally allocated for the Wheel project.

Additionally, any future consideration of approval should be contingent upon reaching a satisfactory agreement regarding local hiring commitments and proposed improvements to the Promenade.

**Vote:** (Yes to deny application). 11 Yes, 0 No.

Meeting adjourned, Time: 7:20pm

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CB1 Land Use Meeting Agenda for Tuesday, March 3, 2026 – In Person  
Vote: (Yes to deny application). 11 Yes, 0 No.

**Community Board 1 Full Board Meeting, Tuesday, February 10, 2026 – 6:30 P.M. – St. Mary's Episcopal Church, 347 Davis Avenue**

**Nicholas Siclari, Chairman**

**Meeting started at 6:30 PM**

**Members**

Joe Ahlstrom  
Michelle Akyempong ex  
Vincent Atkinson  
Dora Berksteiner  
Doreen Berksteiner  
Dolores A. Brennan-Pritchard ex  
Allison Brown ab  
Telee Brown ex  
Christopher Campbell ex  
Loretta Cauldwell  
Andre Ciprut  
Katheleen Coen  
Christopher Corbo ab  
Anthony Cosentino ex  
Christine DeHart  
Michael DiBartolo  
Claudette Duff  
Salvatore Fabozzi  
Samir Farag ab  
Selina Grey ab  
John Guzzo  
Robert Holst ex  
Anthony Illardi ex  
Sunny Jain  
Linda Juarbe ex  
Lillian Lagazzo ex  
Matthew Lesieur ex  
Peter Lisi  
Mohan Radhakrishna ex  
Friday Ogbewe  
Francine Reali  
Joshua Renta  
Tatiana Sabatelli ab  
Cindy Salzillo  
Catherine Schiavone  
Anthony Scutari  
Anthony Sgarlato ex  
Sean Sheil  
Nicholas Siclari  
George Turner ex  
Steven Williams

**Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator  
  
Nick Siclari, Chair Introduced New Hire:  
Anakristina Santiago, Community Associate

**Guests:**

Agnes McBeth & Jillian Wolf (DA's office), Makeda Campbell (for Jessica Scarcella-Spanton), Marie LaFrancesca (BP's Office), Prince Cobbina (CCRB), Cathleen Kenny (for Sam Pirozzolo), Elena Brady (for David Carr), Mario Buonviaggio, Michael Morrell, Andrew Dorman, Neil Anastasio, Eric Patterson, Bruce Lauria, James Smith, Victoria Carstensen, Annette Pierce, Peter Levine, Dawn Clarity (Congresswoman, Nicole Malliotakis), James Limperopoulous, Mariann Arthoff.

No Quorum

**Public Session** – Agnes McBeth, Community & Youth Liaison, Office of DA McMahon introduced Jillian Wolf, ADA – Index Crime down 8.1%, Burglaries down 68%, Assaults up 5%, Rape up 50% because more people are reporting. Continue to work with Law Enforcement.

Last Friday – Legislative Breakfast – Changes to some of our Laws joined by Jessica Scarcella-Spanton, Michael Reilly and Frank Morano.

We had a St. Patrick's Day Meeting with our Borough President regarding last years underage drinking, urinating, etc. Law Enforcement there along with Hibernians with a plan for the future to discourage drinking along the parade route.

Events – Cash for Guns Event

Valentine's Day – Romance Scams.

Antoun Sawires – Councilwoman Kamillah Hank's Office – Appointed Majority of the NYC Council. First time Staten Island held such a key leadership role in the City Council. This strengthens our advocacy in the City Council.

We wrote a letter to DSNY regarding the snow with streets blocked off to get them plowed and they have been a great partner.

February 21<sup>st</sup>, Black History Month Event at the College of Staten Island. Honoring Black Excellence in the FDNY, NYPD, & EMS.

Not for Profit Groups – Application coming to a close on 2/18/26.

Monthly meeting at the Borough President's office Partnering with the VFW. Second Tuesday of every month from 10AM-2PM at Borough Hall.

Victoria Carstensen, DOT Deputy Borough Commissioner – Donate a Bike Program with the NYPD. Collecting bikes that we will refurbish. Drop off locations.

Nicole Brooks, NYC Parks – Looking for Life Guards. Two more qualifying exams in February.

February 25<sup>th</sup>, Silver Lake Area Committee with the Parks Committee meeting. Agenda Silver Lake Park Playground on Zoom.

Mario Buonviaggio, Port Richmond North Shore Alliance – BESS Stations. We had a discussion. One Assemblyman has legislative on the table in Albany. We are different than the other boroughs. There are 15 more sites coming to SI. Going to the Security Exchange Commission – Go to [Portrichmondstrong.com](http://Portrichmondstrong.com). We deserve checks and balances. We had a press release with the Borough President Vito Fossella.

Jermaine Williams, NYPD Ambassador – Be mindful we can't save parking spots with cones. Be careful with the ice out there. Be safe.

Prince Cobbina, CCRB – Annual Report 2025. We will send to the board, 84 pages long. Investigate use of force, abuse of authority and offensive language, racial profiling, etc. CCRB gets 64% of the complaints. Others go to Internal Affairs.

Top Precinct that received the most complaints as the 75<sup>th</sup> in Brooklyn.

120<sup>th</sup> received 105

121<sup>st</sup> received 55.

The report will be sent to you.

Terry Troia, Project Hospitality – If you see someone that is experiencing Homelessness, call 311.

Assemblyman Mike Reilly saved a life in front of a CVS.

Open house, new campus, New World Prep K-8<sup>th</sup> Grade.

Paul Levine, NYPL – Stapleton Library – After school tutoring 2:30PM to 6:00PM. Port Richmond, 2:45PM to 5:45PM. Team Escape Room. Book Club coming up 28<sup>th</sup> of February. We have Tiny Tots and Tales. One-Person Performance Dr. Martin Luther King Story. St. George Library Book Clubs.

Anthony Scutari, Board Member – Food Drive, Saturday, March 28<sup>th</sup>, 7:00AM – 11:00AM. 27 recipients on SI and 12 recipients in Brooklyn. The need is there. We have been doing it for 35 years. A lot of people are suffering. Please come and help.

Cathleen Kenny, Assemblyman, Sam Pirozzolo's Office - In May 2<sup>nd</sup>, he will be hosting a disaster preparedness training at the JCC Manor Road. The National Guard will give a presentation on how families can prepare themselves for weather-related scenarios or other disasters.

Annette Pierce, Kayak Staten Island – Non-Profit Free and Low Cost Kayaking. Enjoying the coastline of NYC. Partnering with NYCEDC. We need a temporary container to store our gear.

Makeda Campbell, Senator Jessica Scarcella-Spanton's Office – My Colleague Meaghan was here last month. Wrap-up of 2025. We have a digital copy if you want it.

Events- Mobile offices - Rabs Country Lanes 10:00AM-12:00PM, 2/11/26. Stapleton Senior Center on Friday, February 13<sup>th</sup> - 10:30PM – 12:00PM.

DOF Partnership for homeowners who qualify for Senior Citizens Exemption, St. George Library 12:00PM – 3PM, Thursday, February 12<sup>th</sup>.

Black History Event, 2/12/26, Gerard Carter Center.

Youth Leadership Recognition Award, Visit website. Deadline 2/28/26.

Marie LaFrancesca, Borough President's Office – Borough Board, Councilmembers and CB District Managers, March 4<sup>th</sup>, 10:00AM and 4:00PM for Non-Profits. [mlafrancesca@statenislandusa.com](mailto:mlafrancesca@statenislandusa.com).

With Quorum

Roll Call – Loretta Cauldwell, Secretary.

Nicholas Siclari, Chair – Motion to accept the minutes. Fran Reali, seconded by Tony Scutari.

#### Officers' Reports in the packet.

**First Vice-Chairman, Anthony Cosentino** – Excused.

**Second Vice-Chairman – Catherine Schiavone** – Public posting for an open position in the Board Office. District Manager, Joan Cusack conducted an interview under the Bylaws of the City Charter. Recommendation was made to the Rules & Legislative Committee which was accepted to recommend the hiring of Anakristina Santiago for Community Associate. Now make a recommendation to the Full Board. A yes vote is to agree with the recommendation to hire Anakristina Santiago.

Nicholas Siclari, Chair mentioned that Linda Maffeo is retiring on April 3, 2026. Nick introduced Anakristina Santiago to the Board Members for a vote.

Reverse Roll Call. Motion passes. Loretta Cauldwell said. "Welcome Aboard".

**Third Vice-Chairman, Friday Ogbewe** – We need quorums at the Area Committee Meetings. Please come to the meetings.

**Secretary, Loretta Cauldwell** – Email me, [lkcauldwell@gmail.com](mailto:lkcauldwell@gmail.com) for excusals. Please do not to Linda Maffeo.

**Treasurer, Sunny Jain** – Report missed in the package. It was subsequently sent separately.

**Chairman, Nicholas Siclari** – In June, law passed about the garbage containers. You can't get them in Home Depot and no delivery. Motion to send a letter to DSNY to postpone the enforcement of the law come June. Reverse roll call. Passes unanimously. (Letter was sent out in February 2026).

Port Richmond North Shore Alliance is opposed to Outdoor Dining Sheds. Motion to oppose Outdoor Dining Sheds year-round and make it seasonal. What happens with the snow if you have these sheds. Reverse Roll Call. Passes unanimously.

John Guzzo, Board Member - 90% of the time the Outdoor Dining Sheds are not being used. We have less and less parking with the bike lanes, etc.

**Parliamentarian, Catherine Schiavone** – No report.

**Sergeant at Arms, John Guzzo** – No report.

**District Manager, Joan Cusack** – Honored to have CB1 Board Member, Christine DeHart awarded the Louis R. Miller Leadership Award. Tomorrow, Wednesday morning, Breakfast at the Hilton. Congratulations. We are very proud of you!

#### **Functional Committee Reports:**

**Land Use, George Turner** – No Land Use this month. George Excused.

**Waterfront, Joe Ahlstrom** – No meeting in January. Waited for EDC to settle with the new administration. Diana Switaj of EDC will be coming February 24<sup>th</sup> to discuss Pier 1 and the North Shore Project. Virtual on Zoom at 6:30PM. Staten Island Ferry suspended a ferry due to ice.

**Public Services, Sunny Jain** – DSNY have 12-hour shifts with the difficult situation with the snow. If you have a location, please let us know. Careful with melting and refreezing. Garbage pickup is erratic. Anthony Scutari, Board Member said the pails are heavy especially with snow bringing out to curb. (since this meeting, we sent a letter to DSNY and received a response from DSNY).

**Youth Services, Katherine Coen & Mohan Radhakrishna** – Minutes in the packet.

**Rules & Legislative Affairs, Anthony Cosentino/Katherine Coen** – No Report.

**Budget & Finance, Anthony Cosentino** – Excused. No report.

**Transportation, Catherine Schiavone** – Report in the packet. Thanking DOT & Port Authority who came to the meeting in the middle of the snow removal. I appreciate them taking the time. I will send the link for the meeting to be put on the website. When there is a Major traffic event, the Port Authority will notify the board office.

Nicholas Siclari, Chair said thank you Catherine for taking on Transportation.

**Labor, Robert Holst** – A woman in Snug Harbor teamed up for Grants and savings programs. License electrical contractor was hired and they did the work. We moved two kids from the community to the Apprenticeship Program. They now have a pension, dental, etc. Thank you.

**Parks & Recreation, Anthony Cosentino** – Excused. There will be a joint meeting in March with Rosebank.

**Cultural Affairs - Anthony Sgarlato** – Excused.

**Health and Human Services, Fran Reali** – There will be a meeting coming up shortly.

**New Brighton/St. George/Tompkinsville, Claudette Duff** – No meeting last month. We will be having a meeting next week. The issue regarding the Bike Tour. Anyone who lives near Front Street is affected. They are coming back with updates to have spaces where cars can go through. People are trapped for 12 hours. People go to church, or want to walk, etc. Virtual on Zoom.

**West Brighton/Randall Manor, Anthony Cosentino** – Excused. Kate Coen said there was no meeting.

**Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook, Joe Ahlstrom** – West Brighton Area Committee, Anthony Cosentino, Chair and I, Silver Lake Area Committee met with Nicole Brooks at the Park House at Silver Lake. We will have a meeting on February 25<sup>th</sup>, 7:00PM via Zoom. It is a joint meeting with Silver Lake Area Committee, West Brighton Area Committee & Parks. We wanted OCM to come see us regarding the Cannabis Dispensaries. They do not respond. Please keep Anthony Cosentino in your prayers.

**Rules & Legislative:** Anthony Cosentino & Katherine Coen – No report.

**Rosebank/Shore Acres, John Guzzo** – No meeting. No minutes. Streets need to be plowed. Can we get the piles of snow removed? Sunny Jain took down the streets that need attention. Joseph Ahlstrom said Claire Court was never plowed. I called 311 and they never came.

**Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner** – Report in the packet.

**Stapleton/Clifton/Concord, Peter Lisi**- Flooding problem on Bay Street. It is covered by the snow. When the snow clears, we will do a walking tour with DDC, DEP, MTA and DOT. We need to love our park. I love Tappan Park. Also, Bedford Green Park on Targee Street. Make your park beautiful. NYPD Programs. If you see something, say something. Call 911 anonymously. Citizens Police Academy starting March 10<sup>th</sup>. Very knowledgeable. Safety tips. Youths at Risk, many programs are available. Police Officer wanted. One gun bought, saves lives. Operation Gun Stop. Anonymous tips, rewards given. Crime Stoppers also offers rewards. DSNY – All other boroughs did better than Staten Island. Call 311 and get a service request number for tracking. Ronald Suska passed in community. Served in the National Guard. Ran NYC IT department. Quote regarding Black History Month.

Old Business/New Business

Motion to Adjourn – 7:40 PM

## Treasurer's Report - FY 2026 March 2026

<u>OBJECT CODE</u>	<u>ALLOCATED TO 6/30/23</u>	<u>BALANCE</u>
100 Supplies	\$1,595.00 + added from PS	\$ 1,915.44
101 Printing Expense	200.00	0
110 Food & Forage	1,150.00	406.99
117 Postage	200.00	0
199 Data Process Suppl.	0	0
300 General Equip.	0	0
314 Office Furniture	140.00	140.00
315 Office Equipment	544.00	0
332 Data Process Equip.	0	0
337 Book Subscriptions	450.00	236.00
400 Contractual Svces.	1,209.92	1,750.92
40B Communication (Paid by OTI for our telephone bills – not our budget spending money)	(3,013.00)	(3,013.00)
403 Office Services	250.00	0
412 Equipment Rental	\$3,470.00	1,130.88
451 Carfare	0	0
452 Special Event	0	0
622 Contractor	0	0
700 Chase Imprest Fund (Money for Imprest Checks only- not our budget spending money)	500.00	500.00
<b>TOTAL:</b>	<b>\$9,208.92</b>	<b>\$5,580.23</b>

PLEASE NOTE: EACH CODE IS TRANSFERABLE TO OTHER CODES AS LONG AS THE TOTAL ALLOCATION IS THE SAME.

SUNNY JAIN, CB1 TREASURER

ENCUMBERED FOR FY2026 CONTRACTS

**Minutes-New Brighton/St. George/ Tompkinsville Committee Meeting**

**LOCAL AREA COMMITTEE MEETING**

**TUESDAY, February 17, 2025. 6:30 PM**

**Attendance:**

**CB1:**

Joan Cusack

**Board members:**

Claudette Duff, Christopher Campbell,

Anthony Illardi, Linda Juarbe, Tatiana Arguello, Steven W.

**Voting Non-Board Members:**

Eileen Harrington, John Luisi, Lisa Barbieri

**Guest:**

Danny Lefkowitz, John Springer, Christine DeHart

**Excused:**

Lillian Lagazzo

**Presentation**

Devon DeLucia – 2026 Bike Tour Traffic Update

Devon DeLucia reported that nothing has been accomplished as far as adjusting the Bike Tour to allow cars to go through at intermittent times. She stated that the holidays have prevented them from holding meetings, but they will be meeting soon, and she will give an updated report at our next meeting

### **liquor Licenses New Application Invites**

John Springer, owner of 13 Torres Inc., was present to talk about his establishment. He took over the business in October. It will be a bakery and coffee shop that serves wine and beer. He owns 5 coffee shops with no violations, 2 in Brooklyn and 3 in Manhattan. The address is 10 – 12 St. Paul's Ave. Approved Unanimously

### **Cannabis applications:**

None

### **Old Business:**

The Five Borough Bike Tour and streets being closed off Issues. Lt. Rafet Awad promised to assess the problem and get back to us.

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Problems at the Tompkinsville Train Station Ramp, drug paraphernalia and drug use, needles, the homeless, broken glass, feces and urine being some of the many issues.

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**John Luisi spoke about the problem below, at 115 Belmont Place.  
Christine will investigate the issue and report back to Joan.**

Lighthouse Point – 4 cars with teenagers hanging out and smoking pot between 5 & 6 o'clock. Tailgating cars coming in and out. Drug use on the benches. Loud music coming from the cars. We need to make the 120 aware, possible a patrol car during that time.

### **New Business:**

None

## **Announcements:**

**The New Fair Fares income limits per household size**

**Click on link below**

[https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsyxHmMn8DU3R1CKvvxFnulils-sKGy4\\_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R\\_LAQcVRtI2hASzCCA\\_Z2hXiH2PWm7YelDo\\_gC3tVmF8wimb0LQ40\\_ImG6CwknCLEt1XFyWGegv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1gg=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh\\_P7jf71VtU-9YQVwVZC3S\\_LJ8Q==&ch=evN3JHWblkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs\\_5V-Mw==](https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsyxHmMn8DU3R1CKvvxFnulils-sKGy4_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R_LAQcVRtI2hASzCCA_Z2hXiH2PWm7YelDo_gC3tVmF8wimb0LQ40_ImG6CwknCLEt1XFyWGegv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1gg=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh_P7jf71VtU-9YQVwVZC3S_LJ8Q==&ch=evN3JHWblkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs_5V-Mw==)

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**NEXT LOCAL AREA COMMITTEE MEETING: March 17, 2026**

**NEXT COMMUNITY BOARD #1 MEETING March 10, 2026,  
LOCATION: St. Mary's Episcopal Church, 347 Davis Avenue, Staten Island  
NY 10310.**

**Claudette Duff**

**Area Committee Chair**

**Meeting adjourned 7: 30pm**

**Arlington, Mariners Harbor, Elm Park and Port Richmond CB 1 Area Committee  
Meeting Minutes**

February 18, 2026. 7PM

**Attendance:**

Dolores Brennan: Member

Everett Wattley: Member

Mario Buonviaggio: Member

Dora Berksteiner: Member

Joanne Smith: Guest

Mathilda Andeji: Office of Community Liaison; Federal Monitoring. Guest.

Mr. Raymond Ayoub, of Taqueria Roqueta, Inc, doing business as La Fortuna Mexican Restaurant, located at 2047 Richmond Terrace, Staten Island, NY 10302. Licensee Serial Number: 0340-23-128921 (1351421). sought support from the Area Committee to extent his hours of operation by an additional hour on Saturdays and Sundays from 1 AM to 2 AM.

Although a quorum was not present to formally vote on the request, the committee members who were in attendance were not in favor of the proposed extension.

The meeting concluded at 7:50 PM.

Dora Bersteiner.

**Community Board 1 - Staten Island  
Stapleton/Clifton/Concord/Park Hill Area Committee Meeting Minutes  
Thursday, February 19, 2026, 6:30 pm  
Stapleton Library  
132 Canal Street and Virtual on Zoom:  
<https://us02web.zoom.us/j/85289328780>  
Meeting ID: 852 8932 8780**

**ATTENDANCE:**

**CB1 BOARD MEMBERS:**

Peter Lisi - Present

Friday Ogbewele - Excused

**CB1 NON BOARD MEMBERS:**

Dorothy Brown - Present

**GUESTS:**

Joey Leyko Picciotto - Stapleton Library

Mathilda Adeniji - Office of the Community Liaison

**NYC DOH:**

Complaint was received that 3 restaurants in Stapleton do not have a letter grade displayed in their window. The committee does not want enforcement by NYC DOH to fine or shut down these restaurants but instead request the agency help and assist these restaurants in complying with letter grade requirements and protect the public. (Names & addresses withheld)

**NYC DSNY, NYPD & MTA:**

Thompson Street between Front Street & Bay Street - Under the MTA train station overpass is a homeless encampment that leaves garbage on the street & sidewalk. MTA fence is open, broken and needs to be sealed.

**NYC DSNY:**

Wright Street, corner of Canal Street & Water Street, snow is not shoveled, creating very icy conditions.

Mathilda Adeniji from the Office of the Community Liaison introduced their organization. They teach and update the public about the Federal Monitor overseeing the NYPD, the police department's trespass enforcement, and stop-and-frisk policies. Their team collects feedback from New Yorkers about their views and experiences with the NYPD.

(Open Agenda Item)

NYC DDC, DEP, MTA, DOT

Ongoing flooding problem on the corner of Bay Street & Prospect Street, in front of MTA Bus Stop. Water stays there every time it rains, then freezes, creating a hazardous condition for pedestrians, vehicles and people boarding MTA buses. Need to know status of new sewer storm drain system promised by NYC on Bay Street between Prospect Street & Canal Street.

Committee discussed options to get this problem fixed. It was decided that when snow melts away the committee will invite a representative from the following agencies: NYC DDC, DEP, MTA, DOT, to an area committee meeting to finally address this flooding situation and conduct a walking tour of the problem.

Meeting Adjourned 7:10PM

Next meeting is March, 19, 2026 at 6:30 pm.

## **FEBRUARY 2026 WATERFRONT MEETING MINUTES**

**DATE: FEBRUARY 24, 2026**

**GUEST SPEAKER: DIANA SWITAJ, Max Taffet, Kim Robledo, JUDAH ASIMOV  
NYCEDC PIER 1, Nancy DeLorenzo(Skanska), Sean Rawlins (Skanska), Patty  
Sarantakos, Joe Pollack (Engineer)**

**MEMBERS: Capt. Joe Ahlstrom, Joshua Renta, Kate Coen, Nicholas Siclari, Chris  
Campbell, Joan Cusack, Linda Maffeo, Vincent Atkinson, Peter Lisi, Linda Juarbe,  
Steven Williams, Friday, Christine DeHart,**

**PARTICIPANTS: Stan Sacks,, Chris Ameigh, Peter/Christine Cea,, Danny Lefkowitz BSL HOA,  
James - kayak SI, Dolores Pritchard, Annette Kayak SI, R.V. Augusty, Ana Santiago, Eva by  
Marblism, Charlie Olson, Steven, Lisa Barbieri, John Meade, Keith Diaz, John Caropreso**

**MEETING START: 18:32/ 6:32pm**

### **Topics:**

- 1. Pier 1- demolition and construction to commence 2027, this is fully funded. The scope of the project currently is to shorten Pier 1 to 300'. No confirmation of rebuilding the pier to full length of 900'. Public design meetings in fall 2026**
- 2. North Shore Esplanade - Q1 2026 construction has started on bulkhead repair and is expected to be completed by the end of 2026. Public design review meetings expected summer 2026.**
- 3. St. George Ferry Terminal Leasing - NYCEDC is seeking a NY licensed broker to lease current and future vacant spaces in the terminal. RFP Q1 2026**
- 4. Tompkinsville Esplanade - Construction started March 2025. Bulkhead repair completion Q4 2026, project closeout Q1 2027**
- 5. DOT Pier & Building- Pier construction started July 2025, Project closeout Q3 2028  
Building construction starts Q3 2026. Project closeout Q3 2028.**
- 6. New Stapleton Waterfront Infrastructure- substantial completion November 2026.  
Open Spaces- Construction began January 2026, completion expected Q3 2027.  
Buildings - Public restroom and parks maintenance building anticipated completion Q1 2027.**

**MEETING END: 19:11/ 7:11pm**

CB1 Transportation Committee Meeting Minutes  
Thursday, January 29, 2026  
6:30 p.m. Zoom

**Attendees:**

Committee Members

Catherine Schiavone, Chair  
Christopher Campbell  
Anthony Cosentino  
Kate Coen  
Sean Sheil, Exc  
Mohan Radhakrishna, Abs

Voting Non-Board Members

Charles Olson, Abs  
Lindy Peter Crescitelli, Abs.

Guests

Anisa Bekteshi, NYC Department of Transportation  
Christopher Lee, Director Government and Community Relations, Port Authority  
Matthew Paugh, Port Authority Traffic Engineering  
Captain Rubel, PANYNJ  
Sergeant Freeman, PANYNJ  
Neil Anastasio, Forest Regional Civic Association

The meeting began with discussions about the Staten Island St. Patrick's Day parade, focusing on public safety concerns and the need for portable bathrooms along the parade route. Traffic safety updates were provided regarding speed bumps and stop signs, along with confirmation of successful changes at the ferry terminal. The Port Authority and local stakeholders presented collaborative efforts to address traffic congestion issues around the Staten Island port and bridges, including improvements to truck processing, traffic management, and infrastructure upgrades.

## Next steps

- [Anisa \(DOT\): Reach out to MTA about how to trade in old MetroCards for OmniCards and report back to Neil.](#)
- [Anisa \(DOT\): Take another look at the Fort Place/Belmont Place intersection, and if no further improvements are possible from DOT's perspective, reach out to NYPD to request stepped-up enforcement at that location.](#)
- [Port Authority \(Chris/Team\): Share congestion day notices and ship/empty container updates with Community Board 1 for distribution to local civic associations.](#)
- [Port Authority \(Chris/Team\): Continue to send traffic/congestion notifications to Community Board 1 and consider making notifications more user-friendly \(e.g., color-coded likelihoods\).](#)
- [Port Authority \(Chris/Team\): Proceed with installation of two additional cameras near Forest Avenue intersection and Gulf Avenue outbound section for improved traffic monitoring, as referenced in the presentation.](#)

- [Port Authority \(Chris/Team\): Begin rehabilitation of Outerbridge Crossing as per 10-year capital plan, including overnight lane closures and necessary operational impacts, with updates to community as work progresses.](#)

## **Summary**

### **Traffic Safety Updates and Improvements**

Anisa provided updates on two traffic safety issues. She reported that Forest Avenue speed bumps near Silver Lake and Victory Boulevard are functioning as designed, though the pavement markings will be refurbished soon. Regarding the Fort Place and Belmont Place intersection, Anisa acknowledged concerns about the staggered stop signs causing confusion and traffic backups, and agreed to investigate potential improvements while also consulting with NYPD about enforcement. Anisa also confirmed that the transition to a single OmniCard vending machine at the ferry terminal has been successful with no reported issues.

### **Traffic Management Improvement Updates**

The meeting focused on traffic management improvements in the Port Liberty area, with Anisa reporting that commercial operators were warned against blocking entrances and exits, and temporary cameras and BMS boards were installed by PANYNJ to address traffic congestion. The Port Authority team, including Chris Lee and Matthew Paul from Traffic Engineering Operations, along with Captain Rubel and Sergeant Freeman from the Port Authority Police, presented updates on their successful mitigation plan involving traffic lights and painting work with the DOT. Captain Rubel has transferred off Staten Island. Sergeant Freeman confirmed that the new captain would continue the ongoing support for residents and businesses in the area.

### **Gulf Community Traffic Congestion Solutions**

The Port Authority and local stakeholders are collaborating to address traffic congestion issues in the Gulf Community area, particularly around Gulf Avenue and Goethels Road North. Chris explained that the Port Authority, as a landlord port, has worked with their tenant to implement several improvements, including opening the terminal earlier and hiring additional labor to speed up truck processing. The Port Authority, NYPD, and DOT have been working together to manage traffic flow and divert trucks away from congested areas, with the DOT approving signage upgrades and allowing the installation of cameras and signs. Sgt. Freeman highlighted the cooperation between PAPD and NYPD in managing traffic and resources in the area, particularly at busy intersections like Forest Ave and Goethels Road North.

### **Goethels Road Traffic Diversion Updates**

Matthew presented updates on traffic congestion mitigations along Goethels Road North, focusing on the Gulf Avenue diversion. He explained how trucks are rerouted to reduce congestion at the port, working with PAPD, NYPD, and DOT. Matthew detailed the monitoring system using cameras and data collection to trigger the diversion when traffic thresholds are met. He noted a significant decrease in congestion since implementing these measures. The Port Authority is also installing additional cameras near the Forest Avenue intersection to enhance monitoring and decision-making.